



April 26, 2013

NOTICE OF APPLICATION

Lakeside Apartment Site Development Permit: SDP13-00001

The City of Issaquah Development Services Department is providing Notice of an Application for a Site Development Permit (SD) and an opportunity for public comments on the application.

Project Description: Lakeside Apartments: The applicant, Issaquah Terrace, LLC, requests approval of a Site Development Permit application for a project comprised of 268 stacked flat rental apartments and 30 townhomes (298 dwelling units total) designed as 3 and 4 story buildings on a 13.5 acre site designed to be campus-like with significant pedestrian orientation. The proposed development consists of units that are designed as 1, 2 and 3 bedroom flats and 1 and 2 bedroom townhomes. Recreational facilities including a club house, outdoor swimming pool and spa area, barbecue, pea patch garden, dog run, children's play area and seating areas are also proposed to serve the development.

Location: Parcels A-1 and A-2, Hillside Urban Village.
East of Highlands Drive NE (east of the Issaquah Highlands Park & Ride) and north of NE Ingram Way. See attached vicinity map and site plan.

Date of Application: March 4, 2013

Application Complete: April 26, 2013

Permits Required:

- 1) Site Development Permit (Level 3 Review)
- 2) Utility Permit
- 3) Construction Permits

Comment Period: Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on May 10, 2013** to:

Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerry1@issaquahwa.gov

Permit Process:

All comments received will be documents in the project file and reviewed by staff. Following the comment period, the proposal will go to the Urban Village Development Commission for a public hearing. You will be notified once the date of the public hearing has been scheduled.

The public's comments may be provided at the public hearing to assist the Commission with its decision. After the Commission makes a final decision on the SDP application, a Notice of Decision will be issued. Please request to become a Party of Record if you would like to receive a copy of the decision.


Information Available for Review:

The application with full-size plans is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerry1@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT


Jerry Lind
Senior Planner

Enclosures (2): Vicinity Map, Site Plan

cc: John Minato DSD Director (via email)

David Favour, DSD Deputy Director (via email)

Lucy Sloman, Land Development Manager (via email)

Richard Rawlings, Issaquah Terrace, LLC, 11624 SE 5th Street, Suite 200, Bellevue, WA 98005(via email)

Lakeside Industries, 6505 226th Place SE, Suite 200, Issaquah, WA 98029 (via email)

John Hempelmann, attorney to Lakeside Industries (via email)

File copy, SDP13-00001

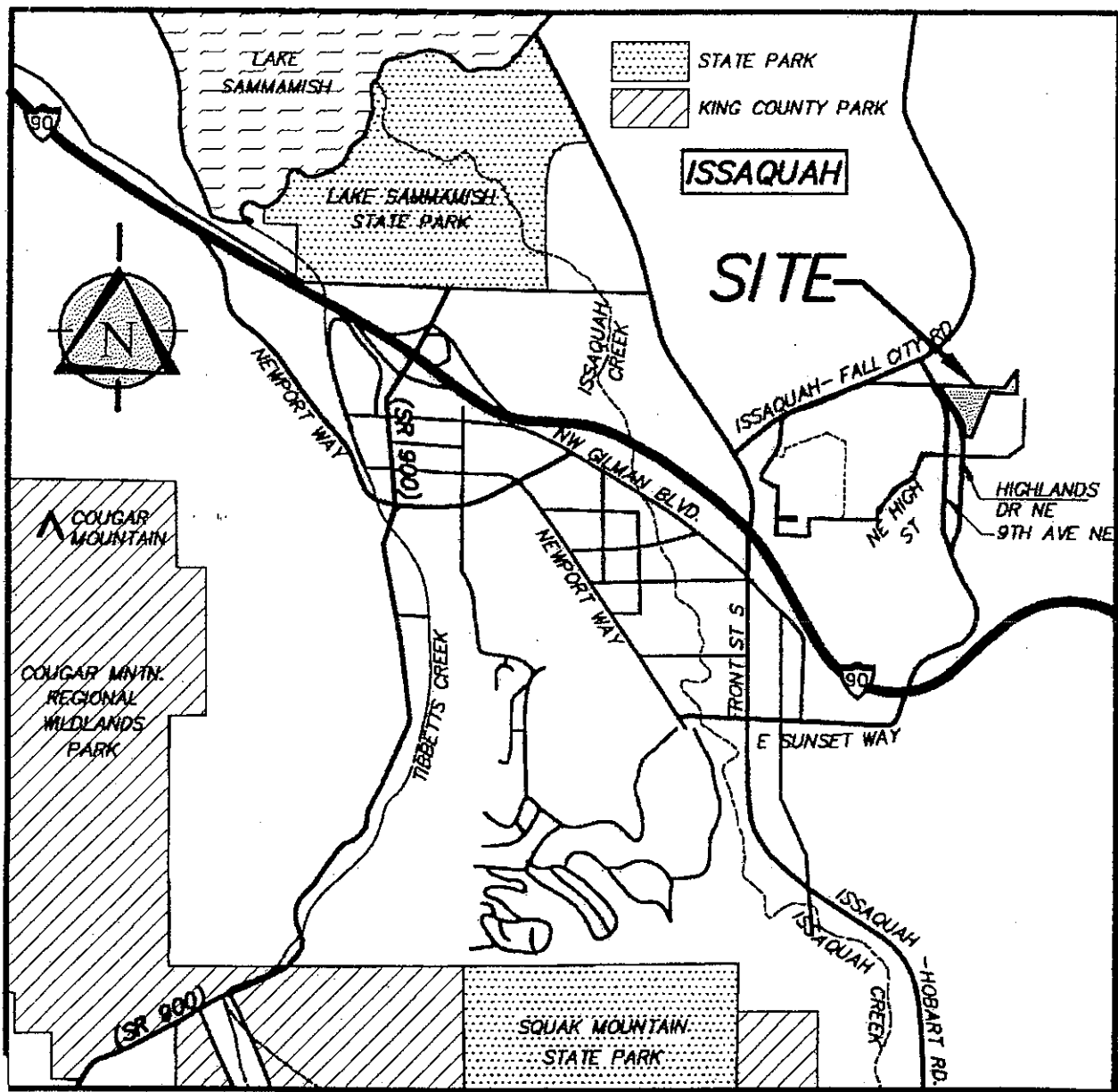
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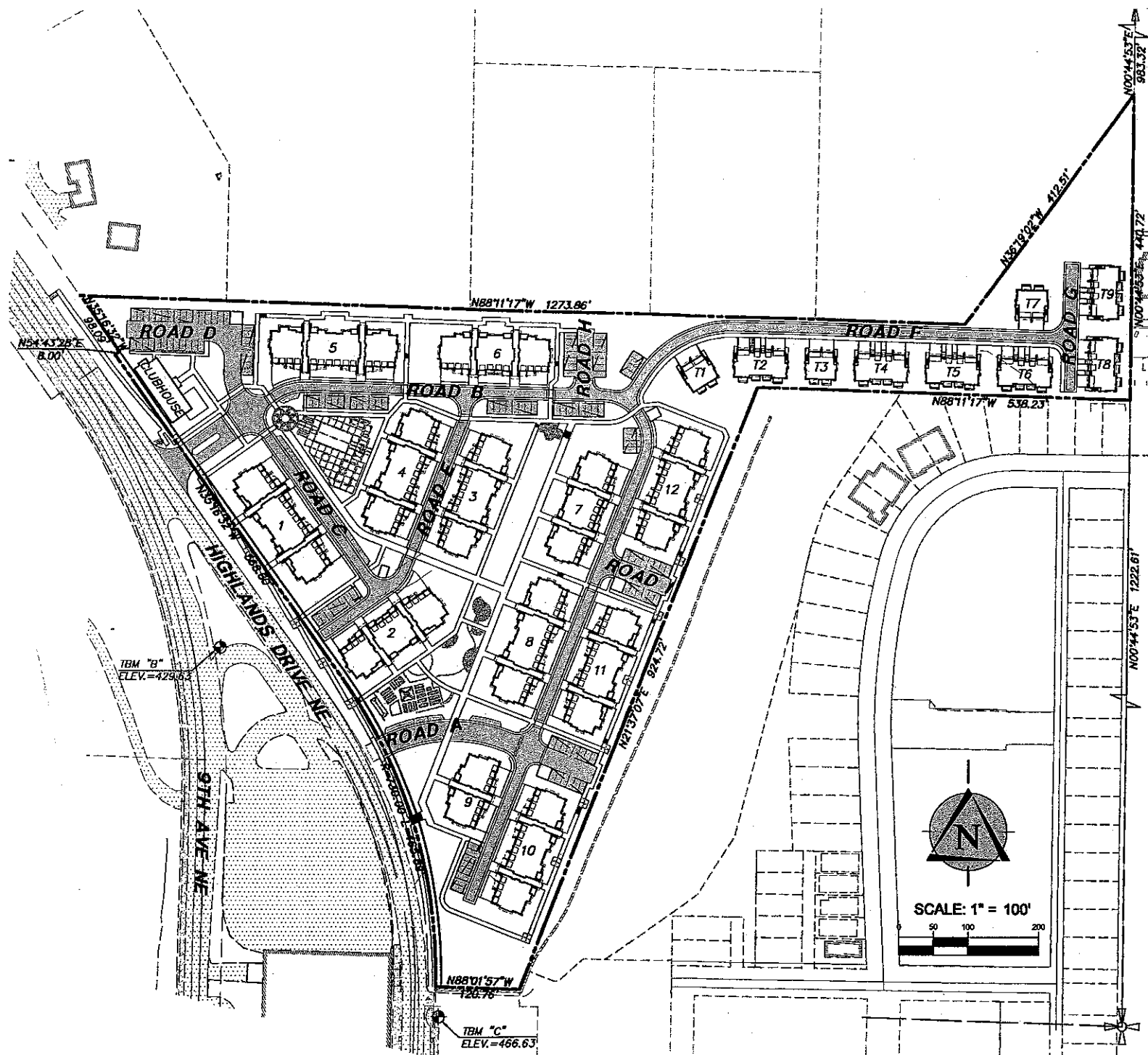
SDP13-00001 Lakeside Apts, Notice of Application 4-26-13

VICINITY MAP

Lakeside Apartments

Neighborhoods A1 and A2, Hillside Village





SITE INFORMATION